180.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,300 / 659,300
					USE VALUE:	659,300 / 659,300
					ASSESSED:	659,300 / 659,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARABEDIAN GARY A
Owner 2:	
Owner 3:	
Street 1:	11 BREWSTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAJARIAN ARAM C--ETAL -
Owner 2:	NAJARIAN PATRICIA H -
Street 1:	11 BREWSTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,317 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Aluminum Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7317.000	211,600		447,700	659,300
Total Card	0.168	211,600		447,700	659,300
Total Parcel	0.168	211,600		447,700	659,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.52 | /Parcel: 502.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122325

GIS Ref

GIS Ref

Insp Date 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 180.0-0005-0003.0

!14162!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,700	0	7,317.	447,700	659,400	659,400	Year End Roll	12/18/2019
2019	101	FV	189,200	0	7,317.	447,700	636,900	636,900	Year End Roll	1/3/2019
2018	101	FV	188,600	0	7,317.	377,300	565,900	565,900	Year End Roll	12/20/2017
2017	101	FV	188,600	0	7,317.	345,300	533,900	533,900	Year End Roll	1/3/2017
2016	101	FV	188,600	0	7,317.	294,200	482,800	482,800	Year End	1/4/2016
2015	101	FV	187,700	0	7,317.	255,800	443,500	443,500	Year End Roll	12/11/2014
2014	101	FV	187,700	0	7,317.	236,600	424,300	424,300	Year End Roll	12/16/2013
2013	101	FV	213,900	0	7,317.	225,100	439,000	439,000		12/13/2012

PRINT

Date	Time
12/11/20	04:02:05

LAST REV

Date	Time
06/26/18	13:35:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAJARIAN ARAM C	35771-449		6/27/2002		374,500	No	No		
	12361-646		1/10/1973		36,500	No	No		N

USER DEFINED

Prior Id # 1:	122325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
1/31/2013	Inspected	BR	B Rossignol
10/17/2008	Measured	197	PATRIOT
10/3/2002	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7317		Sq. Ft.	Site		0	70.	0.87	7									447,659						447,700	

Total AC/HA: 0.16798 | Total SF/SM: 7317 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,659 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	127.856
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287548
Depreciation:	75913
Depreciated Total:	211635

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

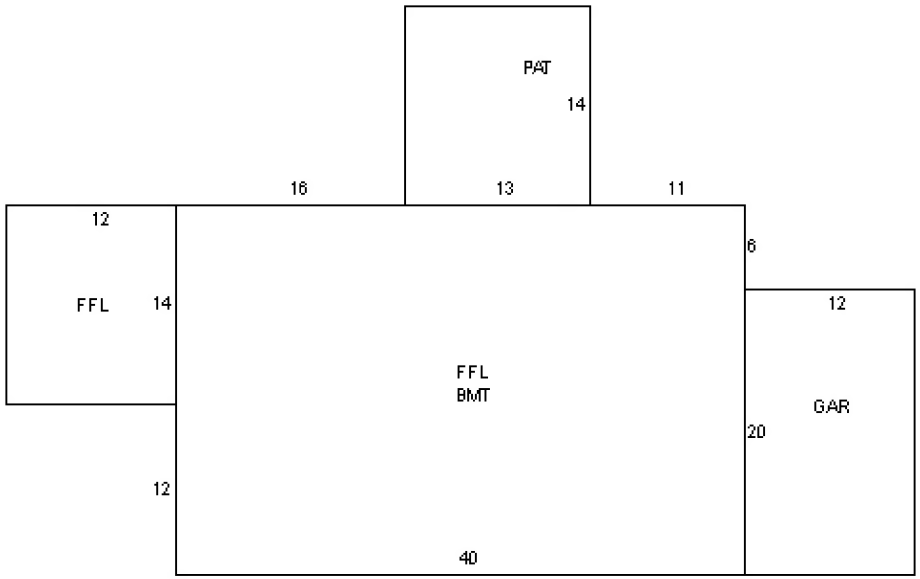
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.86
Special Features:	0	Val/Su Net:	79.25
Final Total:	211600	Val/Su SzAd	175.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	127.860	154,450
BMT	Basement	1,040	40.850	42,484
GAR	Garage	240	25.340	6,081
PAT	Patio	182	4.300	782

Net Sketched Area:	2,670			Total:	203,797
Size Ad	1208	Gross Are	2670	FinArea	1312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 180.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	